

APPROVED MEETING MINUTES

REGULAR MEETING OF THE CITY OF ALAMEDA PLANNING BOARD MONDAY, JUNE 14, 2010

1. CONVENE: **7:10 p.m.**
2. FLAG SALUTE: Board Member Cook
3. ROLL CALL: Present President Ezzy Ashcraft, Board members Cook, Cunningham, Kohlstrand, Lynch, and Zuppan.

Absent: Vice-President Autorino

Staff Present: Jon Biggs, Planning Board Secretary, Andrew Thomas, Planning Services Manager, Nancy McPeak, Recording Secretary, Farimah Faiz, City Attorney's office

4. MINUTES: Minutes from the meeting of May 24, 2010.

President Ezzy Ashcraft, Board Members Zuppan, Cook and Lynch provided corrections to the meeting minutes. Motion to approve meeting minutes as amended made by Board member Cunningham, seconded by Board Member Zuppan. **Approved as amended 6-0.**

5. AGENDA CHANGES AND DISCUSSION:
None

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Staff presented an overview of future meetings.

6-B Zoning Administrator Report

The Zoning Administrator continued a request for a Use Permit amendment and Design Review for the addition of an emergency generator and fuel tank to the existing telecommunications tower located at 1 Clubhouse Memorial Rd (on Chuck Corica Golf Course). The applicant asked for a continuance to the meeting of July 6, 2010 to evaluate new conditions being proposed by staff to address fuel spill containment.

Oral Report

The Planning Services Manager reported that there will be a Special Planning Board meeting on July 15, 2010 with the Economic Development Commission for the presentation

of the Webster Street Vision Plan and an update on the Alameda Landing project. The Special Meeting will be held at Otaez Restaurant on Webster Street. He also mentioned that during that week there will be a design charette for Webster Street beginning on July 13, 2010 at the Hawthorne Suites on Webster Street and running throughout the week. There will also be a Carnegie Building and Civic Center Open House on Saturday, July 17, 2010. The Planning Services Manager also reported that the City is continuing negotiations with Suncal regarding the Alameda Point project although it was decided that the Planning Board does not need to provide a recommendation to the City Council at this time. The Exclusive Negotiation Agreement between the City of Alameda and Suncal expires In July 2010.

7. ORAL COMMUNICATIONS:

Ms. Audrey Lord-Hausman spoke concerning the lack of accommodations and features for the elderly or those with disabilities in new housing developments, such as Grand Marina. She stated that houses are two and three stories high with stairs that make it impractical for the disabled or elderly to purchase such homes. Ms. Lord-Hausman also stated that the Census figures indicated there were 12,000 citizens in Alameda with a disability. She stated that one of the desirable aspects of Alameda are the multiple generations that live here. She urged the Planning Board to consider housing designs that provide accommodations for the elderly and those with disabilities when reviewing large housing developments.

President Ezzy Ashcraft asked if any developers had included elevators in their homes in an effort to provide accommodations to those with limited mobility and noted this allowed such developers to maximize land use because building footprints could be made smaller.

Ms. Lord-Hausman responded yes.

Board member Cook agreed with Ms. Lord-Hausman's comments and suggested that the Planning Board consider the type of housing when reviewing a project site plan.

Board member Lynch stated that due to the cost of land fewer single-story or ranch style homes have been built in the recent past. He added that a stacked design concept with the master bedroom on the ground floor with the kitchen and other living space on the upper levels has become a popular method of providing accessibility and a floor plan that takes the needs of seniors into consideration.

Board member Cunningham stated that an ordinance amendment may be a way to put require consideration of alternative floor plans.

The Planning Services Manager stated this could be looked into but with land values in the Bay Area so high, it might be viewed as an impediment to housing development like the inclusionary housing requirements for affordable housing.

Board member Lynch mentioned a concept called “aging in place” and agreed that there is a lack of housing in Alameda for the elderly.

Board member Kohlstrand commented she would like to see developers that include duplexes as part of their project, such as the Boatworks, consider making these units stacked like flats so that housing opportunities for seniors and those with disabilities are provided.

8. CONSENT CALENDAR:

8-A **Harbor Bay Business Park Association, Harbor Bay Isle Associates and Harbor Bay Entities** -- Bay Farm Island (Primarily Harbor Bay Isle) DA89-01. A request for a Periodic Review of Development Agreement DA89-01, for the period through April 4, 2010, as required under Zoning Ordinance Section 30-95.1. The properties are zoned R-1-PD (One Family Residence/Planned Development Zoning District); C-M-PD (Commercial Manufacturing Planned Development Zoning District); O (Open Space Zoning District), and R-1-A-H (One Family Residence with Special Agricultural and Height Limit Combining Zoning District).

8-B **Final Environmental Impact Report, General Plan Amendment, Zoning Amendment, Development Plan and Design Review–2229 Clement Street (Boatworks Project)- Applicant: Francis Collins.** A draft Final Environmental Impact Report, a proposed general plan amendment, zoning amendment, development plan and design review application to construct 242 residential units, internal roadways and alleys and a waterfront path on a 9.48 acre property located at 2229 Clement Street at the corner of Clement Street and Oak Street. The Planning Board will also be considering an alternative zoning amendment for a reduced density alternative of approximately 179 residential units on the site. The site is zoned R-2/PD and M-2 Manufacturing. **Staff is requesting a continuation to the Special Meeting of June 21, 2010**

Motion by Board member Kohlstrand seconded by Board member Cunningham to approve the Consent Calendar. Motion passes 6-0.

9. REGULAR AGENDA ITEMS:

None

10. WRITTEN COMMUNICATIONS:

None

11. BOARD COMMUNICATIONS:

The Planning Board presented Resolutions of Service to outgoing Board Members Andrew Cunningham and Anne Cook.

12. ADJOURNMENT: 8:15 p.m.